
Committee of Adjustment

Date: June 12, 2025
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
Wajeeha Shahrukh
Timothy Rowan
Janice Robinson
Ken Ellis
Frank Dale

Contacts

Evan Pu, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8246
evan.pu@mississauga.ca

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8696
natalia.joffreanez@mississauga.ca

PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or
Email: committee.adjustment@mississauga.ca. Written submissions must be received by the Friday prior to the hearing.

Requests to speak:

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Pre-registration is preferred but not required to appear in person. Requests can be made by email: committee.adjustment@mississauga.ca or by phone: 905-615-3200 ext.5507 and must be received by the

Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here:
www.mississauga.ca/portal/cityhall/council-and-committee-videos.

-
1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B13.25
5156 & 5190 Bradco Blvd (Ward 5)
 - 4.2 A145.25
3124 Bonaventure Dr (Ward 5)
 - 4.3 A149.25
134 Cumberland Dr (Ward 1)
 - 4.4 A151.25
1204 Kane Rd (Ward 2)
 - 4.5 A153.25
3673 Banff Crt (Ward 10)
 - 4.6 A154.25
189 Dundas St W (Ward 7)
 - 4.7 A155.25
1510 Applewood Rd (Ward 1)
 - 4.8 A156.25
2495 Eglinton Ave W (Ward 11)
 - 4.9 A158.25
1200 Aimco Blvd (Ward 5)
 - 4.10 A159.25
2359 Royal Windsor Dr Unit 16 (Ward 2)
 - 4.11 A160.25
3060 Ridgeway Dr (Ward 8)
 - 4.12 A161.25
2610 Cynara Rd (Ward 7)

- 4.13 A573.24
56 Inglewood Dr (Ward 1)
- 4.14 A612.24
1258 St. Mary's Ave (Ward 1)
- 4.15 A55.25
2968 Nipiwini Dr (Ward 9)
- 5. **OTHER BUSINESS**
- 6. **ADJOURNMENT**

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 5156 & 5190 Bradco Blvd, zoned E2-19 - Employment, has applied for Consent under Section 53 of the Planning Act. The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 111.00m (approx. 364.17ft) and an area of approximately 13,871.40sq m (approx. 149,310.50sq ft).

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at committee.adjustment@mississauga.ca or by mailing the Committee

of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. For more information please see the “Appeal process” section on the Committee of Adjustment webpage:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): B13.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the consent application.

Application Details

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 111.00m (approx. 364.17ft) and an area of approximately 13,871.40sq m (approx. 149,310.50sq ft).

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 5156 & 5190 Bradco Blvd

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment

Zoning By-law 0225-2007

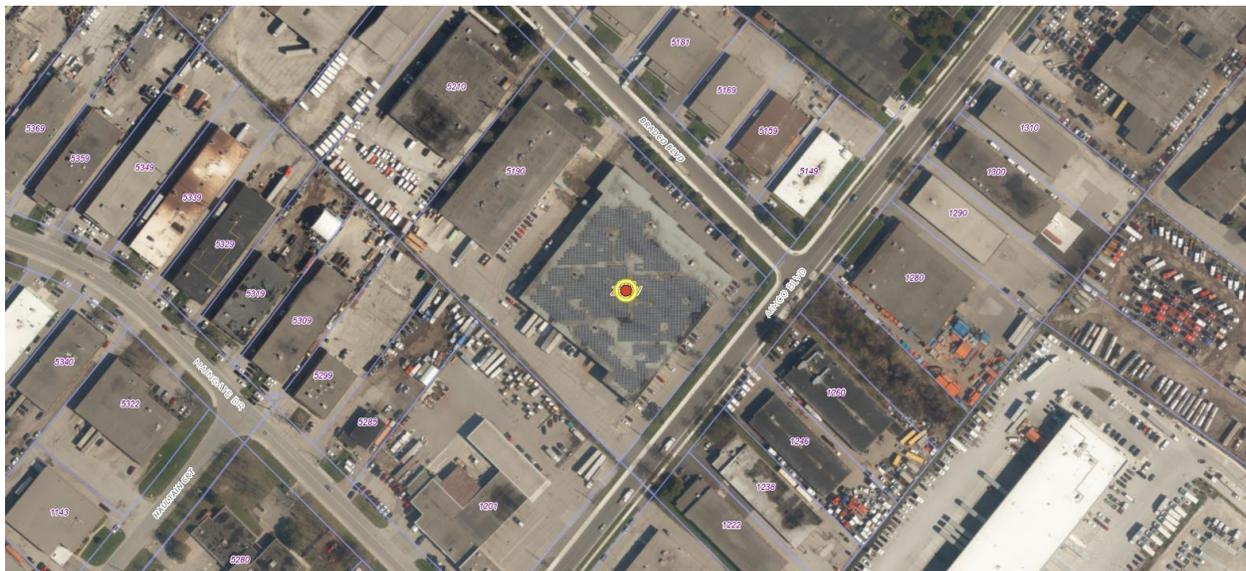
Zoning: E2-19 - Employment

Other Applications: None

Site and Area Context

The subject property is located north-east of the Tomken Road and Eglinton Avenue East intersection in the Northeast Employment Character Area (West). It is a corner lot containing two, single storey industrial buildings with an associated surface parking lot. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area is exclusively employment with varying built forms on varied sized lots.

The applicant is proposing a severance of a parcel of land for the creation of a new lot.



meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Staff comments concerning the application are as follows:

The subject property is located in the Northeast Employment Area (West) and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The existing and proposed buildings and lots are appropriately sized to handle the permitted uses envisioned under the Business Employment designation.

Staff are satisfied that the consent application is consistent with the official plan as the severed and retained lots will provide for adequately sized lots for the existing employment zone operations. No minor variances are required for lot sizes or frontages. The proposed severance will create lots consistent with the established lot fabric. Furthermore, staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the Planning Act as the site is appropriately serviced and is suitable for the planned use of the property. Staff are therefore of the opinion that the application conforms to Section 51(24).

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request to create a new lot. We note from our review and site inspection of this property that ingress/egress access easements and servicing easements will be required.

The Site Plan submitted depicts Parts 2 to 7 described as a 7.0M Access and Maintenance Easement which we find acceptable. Acknowledging that there is a storm water pipe located through 5156 Bradco Boulevard (southerly building) we assume that Parts 4,5,8 and 10 will be to accommodate that service. Additional information will be required to address how the storm water pipe located through the existing building will be addressed.

In view of the above and should Committee see merit in the applicant's request, we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Servicing Plan

A Servicing Plan is to be submitted for our review/approval which would clearly identify the location of any existing underground services to the existing buildings. Upon the review of the Servicing Plan and depending on the location of any underground services, additional easements may be required.

2. Storm Water Pipe Located Through Building (5156 Bradco Blvd)

Acknowledging that there is a storm water pipe located through 5156 Bradco Boulevard (southerly building) we assume that Parts 4,5,8 and 10 will be to accommodate that service. Additional information will be required to address how the storm water pipe located through the existing building will be addressed. It is not uncommon to have a service through an existing building, however, once severed adequate provisions must be made.

3. Draft 43R-Plan Requirement

A Draft 43R-Plan will be required for our review/approval in order that the location and width of any proposed servicing and access right-of-way easements to be established can accurately be described as parts on the Draft 43R-Plan.

4. Required Easement(s)

Upon the review of Item's A1, A2 and A3, and the confirmation of the required easement(s), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and be incorporated into the Certificate of Secretary-Treasurer.

5. Requirement to Dedicate a 7.5M x 7.5M Sight Triangle

The applicant will be required to make the appropriate arrangements to dedicate a 7.5M x 7.5M Sight Triangle at the northwest corner of Aimco Boulevard and Bradco Boulevard (southeast corner of the site) to the City of Mississauga. Prior to any Land Dedication, the applicant's surveyor shall prepare and submit a draft reference plan detailing the required land dedication to the Traffic Section for review and approval.

Following this approval, the applicant's surveyor is to deposit the accepted 43R-Plan and forward a copy of the registered plan to the City's Legal Services Section to finalize the process.

Should additional clarification or information be required regarding the 7.5M Sight Triangle Dedication please contact Yousef Hereich, CET, at 905 615-3200 ext. 8363 or yousef.hereich@mississauga.ca.

6. Environmental Site Assessment (ESA) for 7.5M Sight Triangle

As a 7.5M Sight Triangle is being requested, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to the development approval.

Should additional clarification be required with regard to the Environmental Site Assessment (ESA), please contact Bradley McDougall, Environmental

Coordinator at bradley.mcdougall@mississauga.ca should you require further information.

7. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of legal documents. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site-specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. can be addressed.

Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

-
- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.
 - Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarionecall.ca/portal/>
 - For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWSERVICERequests@peelregion.ca.

Conditions:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private and or municipal service easements.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix A – Conditions of Provisional Consent

SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 5, 2025.
5. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 5, 2025.

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3124 Bonaventure Dr, zoned R3-69 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 35.95% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A left side yard setback to the second floor of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum left side yard setback to the second floor of 1.81m (approx. 5.94ft) in this instance;
3. A building height to the highest ridge of 10.47m (approx. 34.35ft) whereas By-law 0225-2007, as amended, permits a maximum building height to the highest ridge of 9.00m (approx. 29.53ft) in this instance;
4. A gross floor area – infill residential of 382.78sq m (approx. 4,120.21sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 265.77sq m (approx. 2,860.72sq ft) in this instance; and
5. A height from average grade to the lower edge of eaves of 7.33m (approx. 24.05ft) whereas By-law 0225-2007, as amended, permits a maximum height from average grade to the lower edge of eaves of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A145.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 35.95% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A left side yard setback to the second floor of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum left side yard setback to the second floor of 1.81m (approx. 5.94ft) in this instance;
3. A building height to the highest ridge of 10.47m (approx. 34.35ft) whereas By-law 0225-2007, as amended, permits a maximum building height to the highest ridge of 9.00m (approx. 29.53ft) in this instance;
4. A gross floor area – infill residential of 382.78sq m (approx. 4,120.21sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 265.77sq m (approx. 2,860.72sq ft) in this instance; and
5. A height from average grade to the lower edge of eaves of 7.33m (approx. 24.05ft) whereas By-law 0225-2007, as amended, permits a maximum height from average grade to the lower edge of eaves of 6.40m (approx. 21.00ft) in this instance.

Recommended Terms & Conditions

TRCA

1. That the applicant provides the required \$660.00 planning review fee.
2. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works.

Background

Property Address: 3124 Bonaventure Dr

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

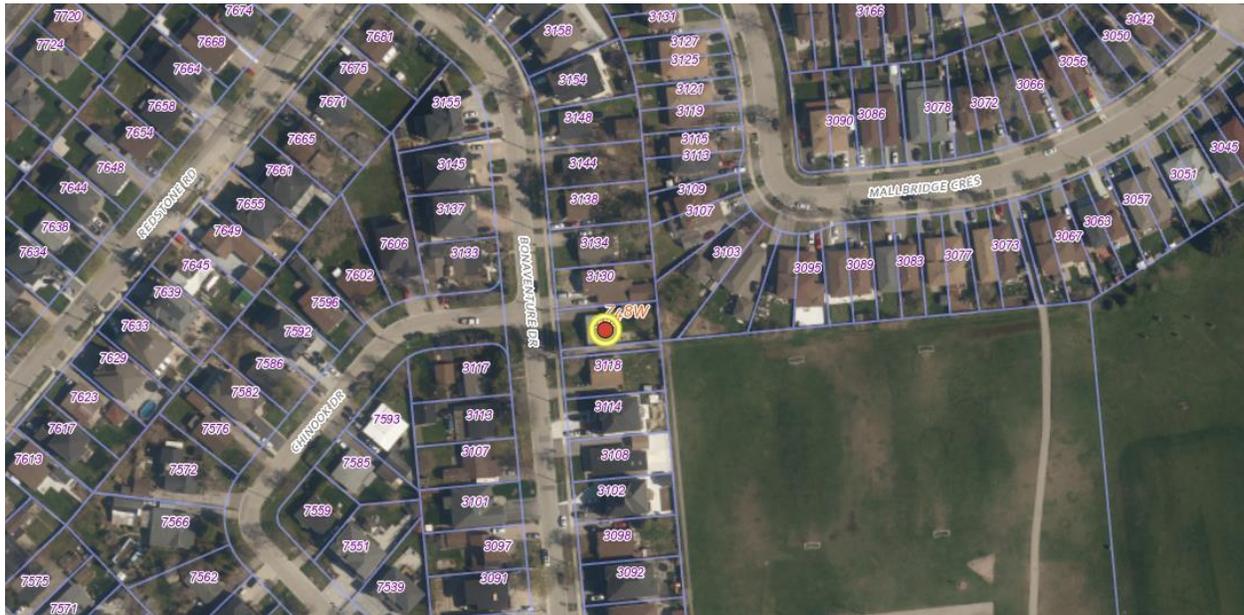
Zoning: R3-69 - Residential

Other Applications: BP 9NEW 25-7016

Site and Area Context

The subject property is located north-east of the Airport Road and Thamesgate Drive intersection in the Malton Neighbourhood Character Area. It is an interior lot containing a one-storey detached dwelling with a detached garage in the rear yard. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding neighbourhood consists of a mix of detached dwellings on similarly sized lots and semi-detached dwellings on smaller lots.

The applicant is proposing the construction of a new dwelling requiring variances for dwelling and eaves height, lot coverage, side yard setback to the second storey and gross floor area.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Malton Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan. The designation permits detached, semi-detached and duplex dwellings. Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context, and the landscape of the character area.

Arising from public input expressed through the 'My Malton' Community Visioning exercise undertaken in 2015, the City completed the Malton Infill Housing Study. This study resulted in Council's adoption of new zoning regulations principally aimed at regulating the massing of dwellings in a manner that is sensitive to the surrounding context. The intent of the policies are to limit the overall massing of these dwellings and maintain compatibility between the existing and planned character of the neighbourhood. The application proposes an increase in lot coverage and gross floor area that are not consistent with the neighbourhood and do not maintain the intent

of the infill regulations. This variance will create a dwelling with significant massing and cumulative impacts that will negatively influence the neighbourhood's character. As such, staff are of the opinion that the design is not compatible with the existing and planned development of the neighbourhood and recommend that the application be deferred for redesign.

Furthermore, City Council passed By-law 0048-2025 on April 2nd, 2025, amending City of Mississauga Zoning By-law 0225-2007, permitting semi-detached dwellings in residential areas that have historically been limited to detached dwellings. In addition to permitting semi-detached dwelling, the amendment also included updated performance standards for smaller lots. Further the amendment consolidated the R1 to R11, R15, RM1 and RM2 into two new low-rise residential zones: Residential Large (RL) and Residential Small (RS) with applicable performance standards. While Zoning staff have not confirmed the proposed variances, Planning staff are under the interpretation that the proposed variances concerning side yard setback to second storey and dwelling and eaves height are no longer required due to the new performance standards established in the City initiated amendment. However, Planning staff have concerns with the proposed lot coverage and gross floor area.

Given the above, Planning staff recommend the application be deferred for redesign.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the new dwelling will be addressed through the Building Permit Process, BP 9NEW 25-7016.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 25-7016. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variances or determine whether additional variances will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Sibila Lass Weldt, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service is required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5- Conservation Authority Comments

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application is to allow the construction of a new dwelling proposing:

1. A lot coverage of 35.95% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A left side yard setback to the second floor of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum left side yard setback to the second floor of 1.81m (approx. 5.94ft) in this instance;
3. A building height to the highest ridge of 10.47m (approx. 34.35ft) whereas By-law 0225-2007, as amended, permits a maximum building height to the highest ridge of 9.00m (approx. 29.53ft) in this instance;
4. A gross floor area – infill residential of 382.78sq m (approx. 4,120.21sq ft) whereas Bylaw 0225-2007, as amended, permits a maximum gross floor area – infill residential of 265.77sq m (approx. 2,860.72sq ft) in this instance; and
5. A height from average grade to the lower edge of eaves of 7.33m (approx. 24.05ft) whereas By-law 0225-2007, as amended, permits a maximum height from average grade to the lower edge of eaves of 6.40m (approx. 21.00ft) in this instance.

TRCA staff understand there is an existing single-family dwelling on-site. TRCA staff understand this minor variance is to facilitate a replacement dwelling.

CA Act and O. Reg. 41/24

The subject lands are partially located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on the site plan submitted, the proposed location of the new dwelling is within the Regulated areas on the property. As such, a TRCA Permit pursuant to Ontario Regulation 41/24 will be required from TRCA prior to works beginning.

Background

The TRCA permit application (PER-DPP-2025-00928) is currently under review. The TRCA application form was received on April 15, 2025 from MEM Engineering Inc. TRCA staff thank the applicant for the prompt payment of the permit review fee on April 30, 2025 and will be finalizing our approval shortly.

Application Specific Comments

Based on our current mapping, TRCA staff can confirm that the Regulatory Floodplain is contained to Bonaventure Drive. The maximum regional floodplain elevation at the front of the property is approximately 172.08 masl. Replacement houses outside of the floodplain have to be setback 10m from the known flood hazard. From the submitted materials, TRCA staff are satisfied the proposed replacement dwelling is sufficiently setback from the flood hazard.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A145.25 is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has no objection to the approval of the application subject to the following conditions:

1. That the applicant provides the required \$660.00 planning review fee.
2. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works.

Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$660.00 – Minor Variance review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Comments Prepared by: Marina Janakovic, Planner I

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 134 Cumberland Dr, zoned R15-8 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height to a flat roof of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m (approx. 24.61ft) in this instance;
2. The external heating, air conditioning, home back-up generator, and pool heating/filtering equipment to be located in the front yard, whereas By-law 0225-2007, as amended, does not allow the external heating, air conditioning, home back-up generator, and pool heating/filtering equipment to be located in the front yard in this instance; and
3. The external heating, air conditioning, home back-up generator, and pool heating/filtering equipment to be located on a rooftop, whereas By-law 0225-2007, as amended, does not allow the external heating, air conditioning, home back-up generator, and pool heating/filtering equipment on a rooftop in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

**Legal notice:**

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A149.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act, subject to the recommended condition. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height to a flat roof of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m (approx. 24.61ft) in this instance;
2. The external heating, air conditioning, home back-up generator, and pool heating/filtering equipment to be located in the front yard, whereas By-law 0225-2007, as amended, does not allow the external heating, air conditioning, home back-up generator, and pool heating/filtering equipment to be located in the front yard in this instance; and
3. The external heating, air conditioning, home back-up generator, and pool heating/filtering equipment to be located on a rooftop, whereas By-law 0225-2007, as amended, does not allow the external heating, air conditioning, home back-up generator, and pool heating/filtering equipment on a rooftop in this instance.

Recommended Conditions and Terms

Should the Committee see merit in the application, Planning staff recommend that the following condition be tied to the approval:

1. Appropriate screening be provided for Variances #2 and #3.

Background

Property Address: 134 Cumberland Dr

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)
Designation: Residential Low Density I

Zoning By-law 0225-2007

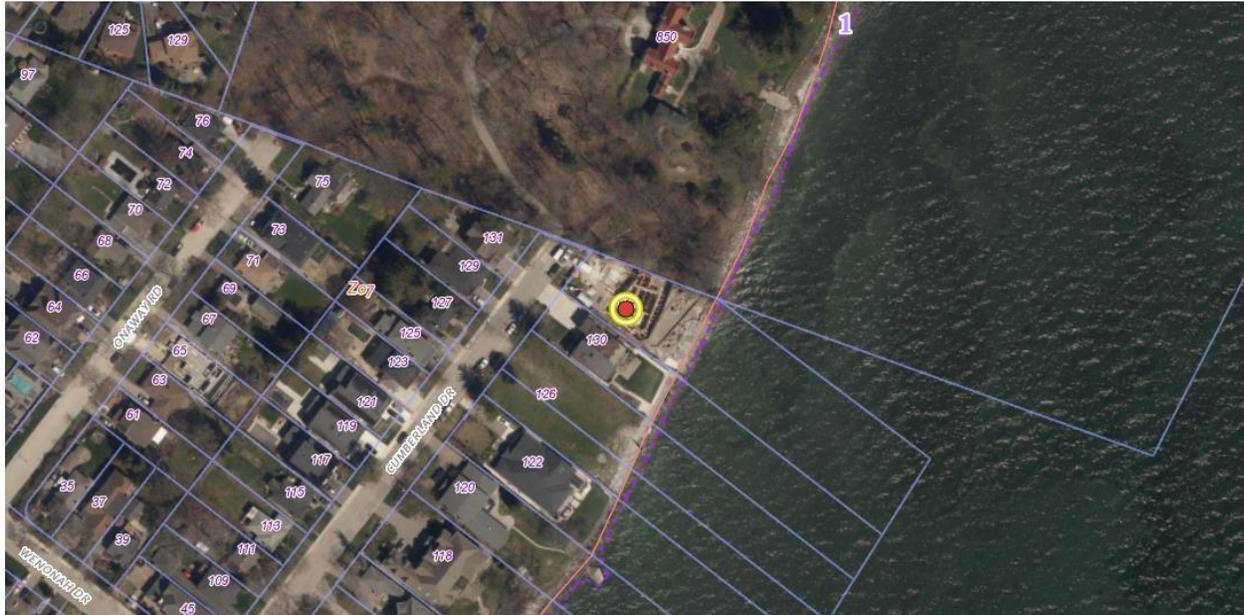
Zoning: R15-8 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Port Credit Neighbourhood (East) Character Area, southwest of the Enola Avenue and Lakeshore Road East Intersection. Immediately abutting the property to the east is the Adamson Estate. The surrounding neighbourhood consists of one and a half and two storey-detached dwellings with mature vegetation in both the front and rear yards. The subject property is currently under construction.

The applicant is proposing a new dwelling requiring variances related to the dwelling height, location of a generator in a front yard and location of condensers on a rooftop.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

On January 20, 2022, the Committee of Adjustment approved an identical design requesting variances related to eave height, interior side yard setbacks, dwelling unit depth and garage projection.

Variance #1 requests an increase in dwelling height. While the design of the proposal is consistent with the previous approvals, due to the unique and organic architectural design of the proposed dwelling, the roof is technically considered a flat roof. The curved roof design limits the height variance to a specific portion of the roof, thereby mitigating any potential the massing impacts. The dwelling is clearly two-stories in height and is in line with the intent of the by-law regulation.

Variances #2 and #3 propose to locate the external heating and cooling equipment on the roof of the dwelling and the back-up home generator in the front yard. The general intent of these

regulations is to ensure no negative visual or noise impacts to the streetscape or neighbouring properties. Staff note no variance is required for setbacks in the front yard and that the unique design of the roof mitigates potential impacts.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling have been addressed by our Development Construction Section through Building Permit BP 9NEW-23/8032. There were no grading concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

We note that a Building Permit (revision to 23-8032) is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands to the rear of the property are owned by the City of Mississauga, identified as Adamson Estate (P-169), and zoned OS2-10 – Open Space - Community Park.

Should the application be approved, the Parks and Culture Planning Section provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4- Conservation Authority Comments

Based on the review of the information provided, the proposed variances do not directly impact and/or are sufficiently setback from the natural hazards of interest to CVC. Furthermore, CVC staff has reviewed the proposed development as part of permit FF 22/342. As such, CVC staff have no objection to the approval of the proposed variance at this time.

Comments Prepared by: Stuti Bhatt, Junior Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1204 Kane Rd, zoned R2-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing an eaves height of 7.24m (approx. 23.75ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

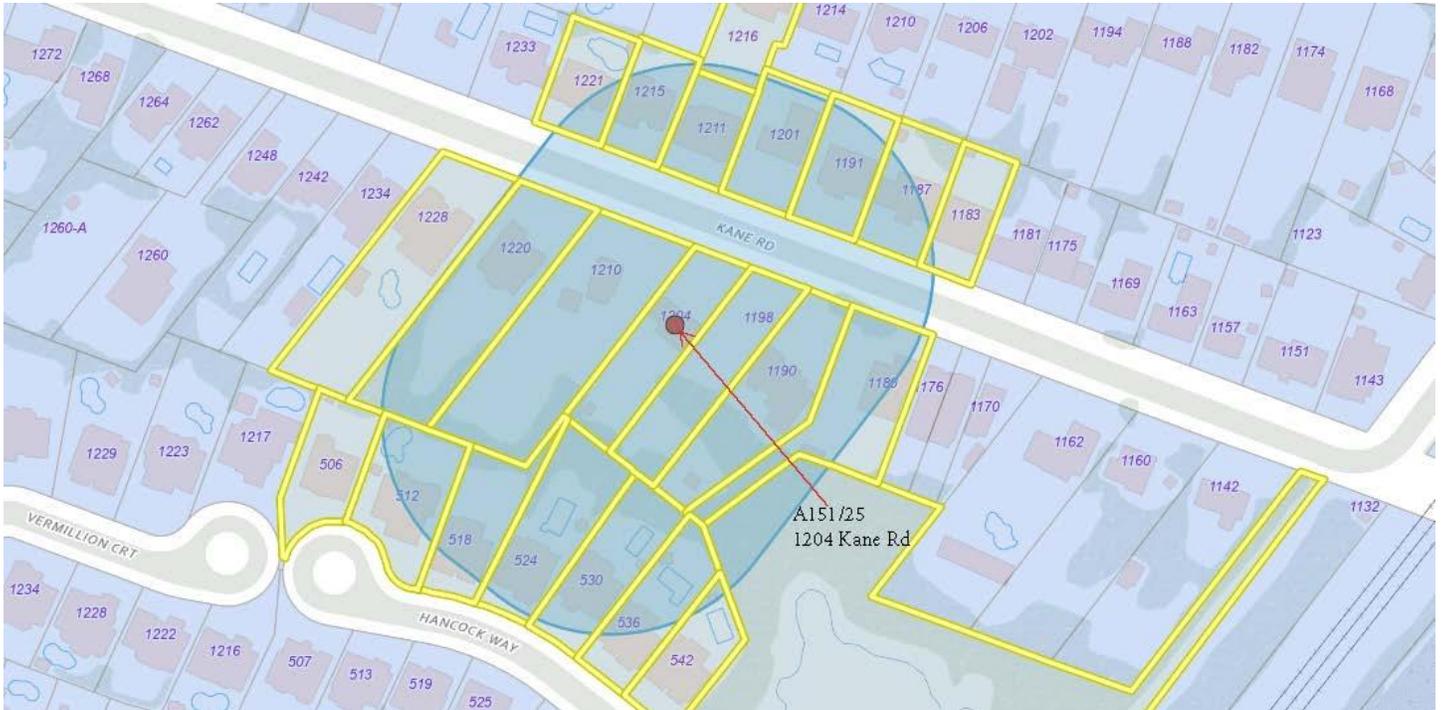
Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.

- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A151.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:5/12/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be withdrawn, however the applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing an eaves height of 7.24m (approx. 23.75ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 1204 Kane Rd

Mississauga Official Plan

Character Area: Clarkson - Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-1 - Residential

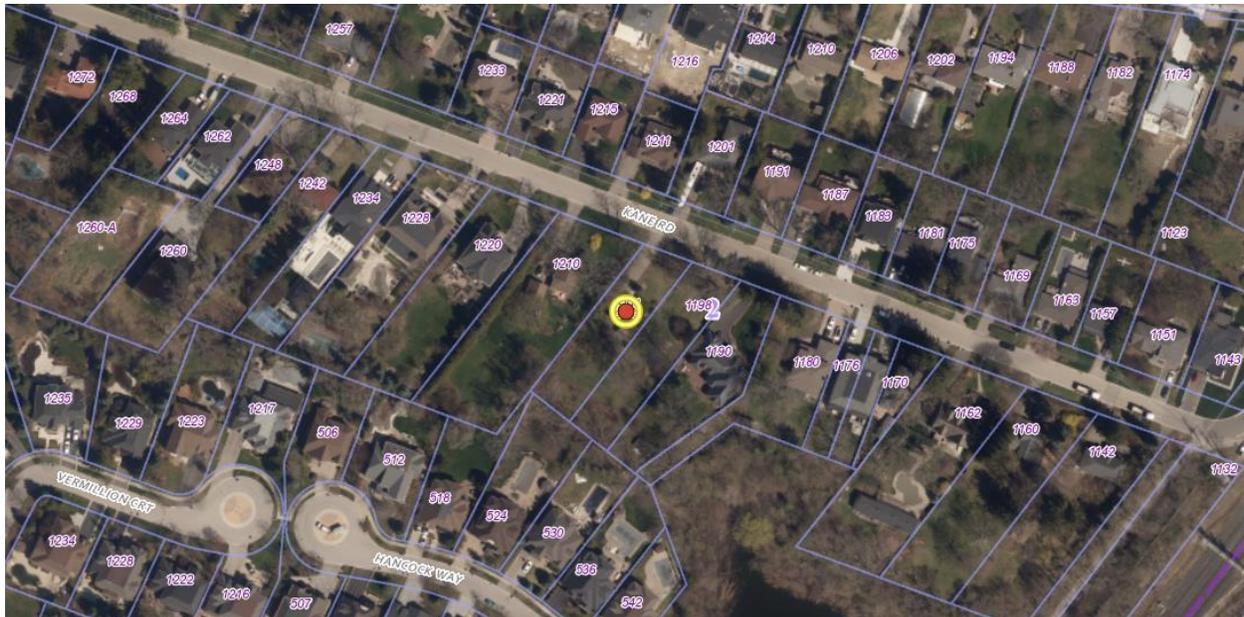
Other Applications: None

Site and Area Context

The subject site is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of Indian Road and Mississauga Road. The immediate neighbourhood is entirely

residential consisting of older one-storey and newer/larger two-storey detached dwellings on lots with significant mature vegetation in both the front and rear yards. The subject property contains a two-storey dwelling with some vegetation in the front yard.

The application is proposing a new two-storey dwelling requesting a variance for eave height.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings only in this instance.

City Council passed *By-law 0048-2025* on April 2nd, 2025, amending City of Mississauga Zoning *By-law 0225-2007*. The by-law introduced amendments that consolidated the R1 to R11, R15, RM1 and RM2 into two new low-rise residential zones: Residential Large (RL) and Residential Small (RS) and establish new performance standards. As such, the subject property is now zoned RL-4.

The new by-law does not regulate eave heights in the RL-4 zone. While Zoning staff have not confirmed the accuracy of the proposed variance and Planning staff are not in a position to provide a Zoning review, staff's interpretation is that the proposed minor variance is no longer required.

As such, Planning staff recommend the application be withdrawn. However, Planning staff note that as Zoning staff has not been given the opportunity to conduct a fulsome review of the revised building permit application, additional variances may be required.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-24/3064.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

We note that a Building Permit (revision to 24-3064) is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service is required. All works associated with the servicing of this site will be at the applicant's expense.

For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Metrolinx

The subject property is located within 300m of the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

GO/HEAVY-RAIL – CONDITIONS OF APPROVAL

As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact Farah.Faroque@metrolinx.com with questions and to initiate the registration process. (It should be noted that the registration process can take up to 6 weeks).

The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Railway Corridor: Warning: The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any

railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Should you have any questions or concerns, please do not hesitate to contact me.

Comments Prepared by: Farah Faroque, Project Analyst

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3673 Banff Crt, zoned RM2 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a side entrance into a basement dwelling proposing a side yard setback of 0.38m (approx. 1.25ft) to the landing whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

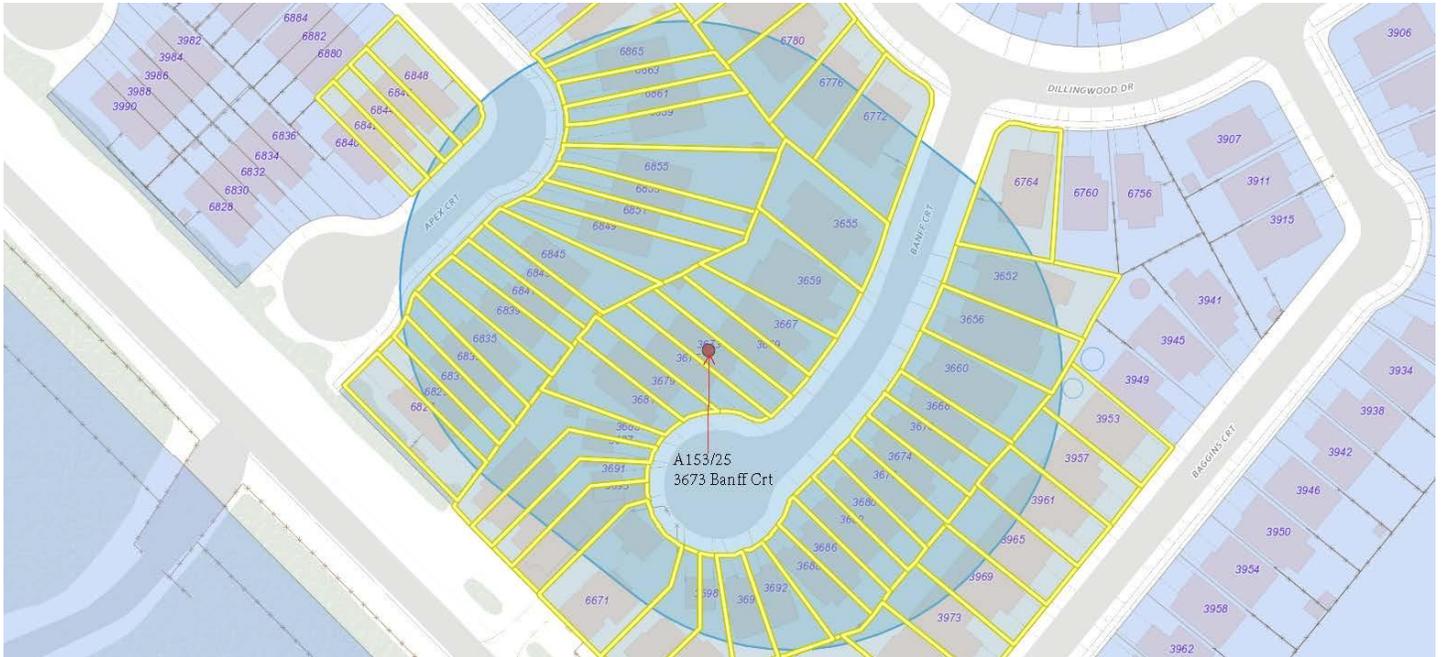
Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.

- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario's Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the "Appeal process" section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A153.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The city has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a side entrance into a basement dwelling proposing a side yard setback of 0.38m (approx. 1.25ft) to the landing whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance.

Background

Property Address: 3673 Banff Crt

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM2 - Residential

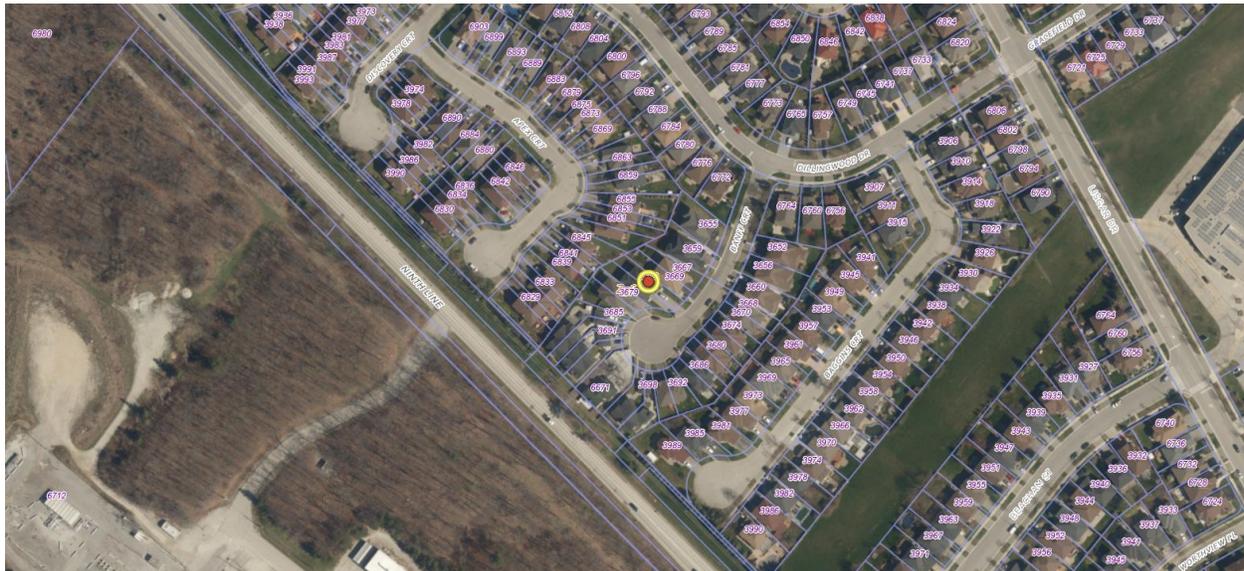
Other Applications: BP SEC UNIT 25-6581

Site and Area Context

The subject property is located south-west of the Ninth Line and Derry Road W intersection in the Lisgar neighbourhood. It currently contains a two-storey semi-detached dwelling with an attached

garage. The property has a frontage of +/- 6.89m (22.6ft), characteristic of single detached lots in the area. Limited landscaping and vegetative elements are present in the front yard. The surrounding context is predominantly residential, consisting of a mix of detached and semi-detached dwellings. Commercial uses are present along Mavis Road.

The applicant is proposing a below grade entrance requiring a variance for the side yard setback.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The site is situated within the Lisgar Neighbourhood Character Area and designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings; duplex dwellings; and, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP governs the manner in which site design shall be compatible with site

conditions; the surrounding context; and, the landscape of the existing character area. Staff are satisfied that the general purpose and intent of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The general intent of side yard regulations in the by-law is to ensure that: an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate drainage can be provided, and access to the rear yard remains unencumbered. Staff note that the stairs do not create any additional massing that could impact abutting properties. Furthermore, no drainage concerns have been raised by Transportation and Work staff.

Planning staff are of the opinion that the proposed variance maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are satisfied that the proposed variance is minor in nature. The below grade entrance will not have a significant impact to either the surrounding context or streetscape, grading and drainage and access to the rear yard. Staff are also of the opinion that the application represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Transportation and Works Department requirements for the proposed below grade entrance will be addressed through the Building Permit Process. It should be noted that the proposed 0.38M (1.25ft) setback still allows for a small area for drainage. We also note that the walkway constructed does not impede the drainage as a setback has been provided to the property line.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application SEC UNIT 25-6581. Based on the review of the information available in this application, the requested variance is correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Maria Fernandez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service is required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 189 Dundas St W, zoned H-RA5-63 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an increased height for Building B proposing the development of the subject lands not in compliance with Schedule RA5-63 with regard to the location of the buildable area and height/number of storeys for Building "B" whereas By-law 0225-2007, as amended, requires all development to be in compliance with Schedule RA5-63 in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

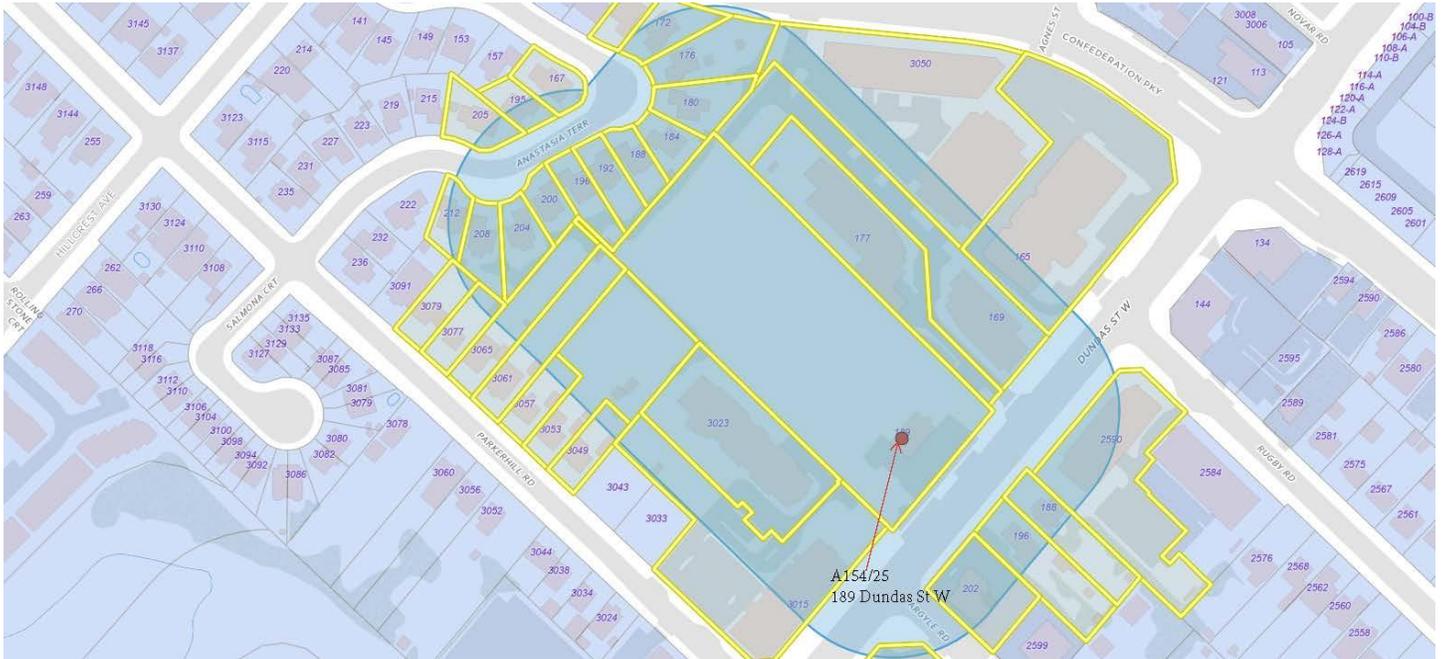
Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A155.25
Ward: 1

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1510 Applewood Rd, zoned R3-75 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A lot coverage of 38.27% (272.50m²) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (248.90m²) in this instance;
2. A dwelling depth of 21.82m (approx. 71.59ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
3. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A155.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A lot coverage of 38.27% (272.50m²) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (248.90m²) in this instance;
2. A dwelling depth of 21.82m (approx. 71.59ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
3. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance.

Background

Property Address: 1510 Applewood Rd

Mississauga Official Plan

Character Area: Lakeview Neighborhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

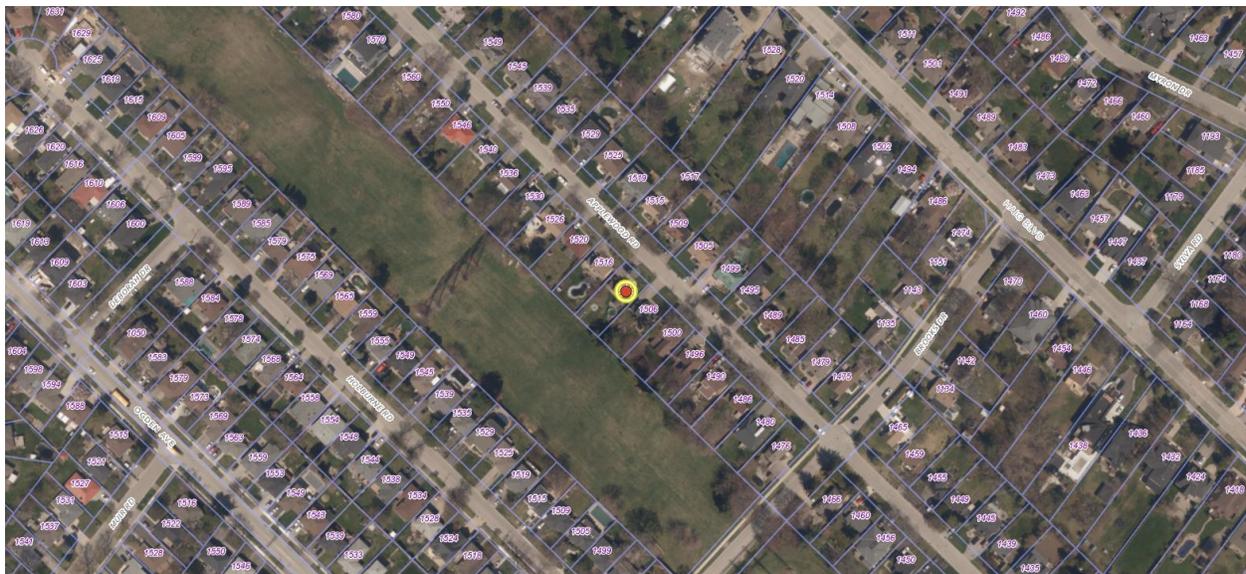
Zoning: R3-75 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, southwest of the Haig Boulevard and South Service Road intersection. The neighbourhood is primarily residential, consisting of one and two-storey detached dwellings on lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new two-storey dwelling requesting variances for lot coverage, dwelling depth and two kitchens.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings. Planning staff are of the opinion that the proposed built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Further, staff are satisfied that the proposal respects the surrounding context.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 requests an increase in the lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that approximately 2.59% of the lot coverage can be attributed to the rear covered and front porch. Staff are of the opinion that these elements do not have the same massing impacts as the main dwelling. The dwelling itself represents a lot coverage of 35.68%, which is 0.68% above the permissible regulation. Staff are satisfied that the increase in coverage does not represent over development of the lot.

Variances #2 pertains to dwelling depth. The intent of the zoning by-law in regulating the dwelling depth is to minimize any impact of long walls on neighbouring lots as a direct result of the building massing. Staff note the exterior design of the dwelling incorporates staggered exterior walls. Further a portion of the dwelling on the left side maintains a depth of 18.16m (59.5ft), with the rest of it (3.6m or 12ft) being the covered rear porch. Staff are of the opinion that the request will not create any negative impact on adjoining properties. Further, the use of architectural materials and windows breaks up the impacts of long side walls.

Variance #3 pertains to the number of kitchens. The applicant is proposing a spice kitchen which is attached to the primary kitchen. The intent of limiting the number of kitchens is to regulate the number dwelling units within a dwelling. It is noted that current regulations permit up to three dwelling units on the property. Recognizing the current regulations and the fact that no additional units are being proposed, staff have no concerns with the additional kitchen.

Given the above, staff are of the opinion that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposal does not pose massing concerns on abutting properties. Staff are satisfied that the variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties or the planned or existing character of the area.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service is required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2495 Eglinton Ave W, zoned RA5-37 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow reduced numbers and dimensions of parking spaces proposing:

1. A width of parking space of 2.54m (approx. 8.33ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
2. A width of parking space of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
3. A width of parking space of 2.51m (approx. 8.23ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
4. A width of parking space of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance;
5. A width of parking space of 2.57m (approx. 8.43ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance;
6. A width of parking space of 2.68m (approx. 8.79ft) for two parking spaces whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance; and
7. A parking rate of 0.96 resident parking space per dwelling unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 0.97 resident parking space per dwelling in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name,

your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A156.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred to submit the required documentation.

Application Details

The applicant requests the Committee to approve a minor variance to allow reduced numbers and dimensions of parking spaces proposing:

1. A width of parking space of 2.54m (approx. 8.33ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
2. A width of parking space of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
3. A width of parking space of 2.51m (approx. 8.23ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.60m (approx. 8.53ft) in this instance;
4. A width of parking space of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance;
5. A width of parking space of 2.57m (approx. 8.43ft) whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance;
6. A width of parking space of 2.68m (approx. 8.79ft) for two parking spaces whereas By-law 0225-2007, as amended, requires a minimum width of parking space of 2.75m (approx. 9.02ft) in this instance; and
7. A parking rate of 0.96 resident parking space per dwelling unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 0.97 resident parking space per dwelling in this instance.

Recommended Conditions and Terms

Should the Committee see merit in this application, Planning staff recommend supporting the requested parking variances subject to the following condition:

- The applicant shall include a warning clause in the Condominium Declaration to advise owners and potential purchasers of Units 49, 67, 107 and 123 on Level B, and Units 52, 70, 110 on Level C of the size deficiency. The applicant shall register on title a warning clause identifying the parking spaces that are substandard in size.

Background

Property Address: 2495 Eglinton Ave W

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: High Density

Zoning By-law 0225-2007

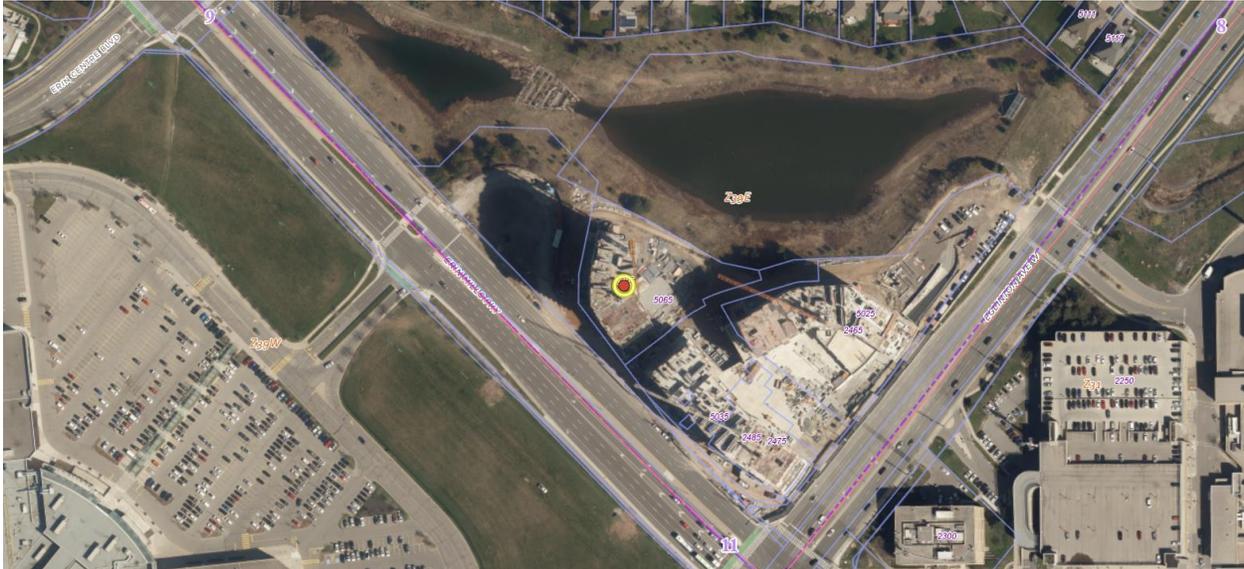
Zoning: RA5-37 - Residential

Other Applications: None

Site and Area Context

The subject property forms part of a larger development on the north-east corner of Eglinton Avenue West and Erin Mills Parkway. The site is currently undergoing construction for multiple condominiums and incorporates limited landscaping and vegetative elements in the final development. The surrounding area context includes a variety of built forms and uses, including Trillium Health Centre and a variety of residential uses

The applicant is proposing a high-density mixed-use development with undersized parking spaces requiring variances for parking space width and a parking deficiency.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The site is located within the Central Erin Mills Major Node Character Area. The subject property is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP).

Variations 1-6 pertain to reduced dimensions for parking space width. The intent of the zoning by-law is to provide parking spaces with dimensions that accommodate the standard vehicle size. The variations are required to accommodate the as-built condition of parking spaces due to minor modifications and encroaching mechanical equipment during the construction process. Staff note a small minority of parking spaces will be impacted with the substandard parking dimensions. The proposed size reduction allows for standard vehicles to be parked in the affected parking spaces. Staff require that the applicant shall include a warning clause in the Agreement of Purchase and Sale to advise owners and potential purchasers of the substandard parking dimensions with the affected units.

Variance 7 requests a reduction in the total number of parking spaces. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-

sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

With respect to Committee of Adjustment application 'A' 156/25, 2495 Eglinton Avenue West, the applicant is requesting to approve a minor variance to allow reduced numbers and dimensions of parking spaces proposing:

- A parking rate of 0.96 resident parking space per dwelling unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 0.97 resident parking space per dwelling in this instance.

Zoning noted that the variances requested are the result of construction related modifications resulting after the Site Plan and Building Permit applications. As such, they are unable to confirm the accuracy of the information provided or determine whether additional variance(s) may be required. Therefore, a zoning review was not completed. Zoning advised, that without zoning verification, a full zoning review later on may result in further variances being required in the future.

Based on the information submitted alongside the application, it is unclear how large of a parking space deficiency is being proposed numerically as well as in a percentage format seeing how there is not enough information presented for staff to calculate.

Although, seeing how a parking deficiency is being proposed, either a Parking Justification Letter (PJJ) or a Parking Utilization Study (PUS) is required to be submitted, which neither have been. It is also important to note that the site is already deficient in number of parking spaces at a 0.97 parking rate, as such it is important to ensure there isn't an undersupply of parking spaces on-site so that access and circulation on the site is not compromised, nor resulting in spillover problems for surrounding uses.

Staff recommends deferring this application:

- Satisfactory justification is required to be submitted in accordance with the City's Parking Terms of Reference.
 - The City requires the submission of a Parking Utilization Study to justify parking reductions of generally more than 10% from current Zoning By-law standards.
 - When the parking reduction is relatively minor (generally less than 10% of the By-law standards) a Letter of Justification based on the nature of the operation and its land use circumstances may be acceptable.
- Verifying with Zoning the accuracy of the requested variance(s) and determining whether additional variance(s) will be required.

While Planning staff have no concerns with variances 1-6, Planning staff echo Municipal Parking staff's comments and recommend the application be deferred to submit the required documentation to justify the parking deficiency.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that This department has no objections to the applicant's request.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

Zoning notes that the variances requested are the result of construction related modifications resulting after the Site Plan and Building Permit applications. We are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands to the abutting the property are owned by the City of Mississauga, identified as Woodland Chase Trail (P-269), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. A portion of the City owned lands abutting the property are zoned OS2 – City Park. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Should the application be approved, the Parks and Culture Planning Section provides the following notes:

1. Given the property is subject to a development application, SP 21 20 and SPM 24 45, all of the Community Services Department's comments and/or requirements are being addressed through the development application(s).
2. Construction access from the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
5. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Appendix 4- Conservation Authority Comments

Based on the review of the information, the proposed variance are regarding parking spaces and rate and therefore does not impact CVC regulated area. As such, CVC staff have **no objection** to the approval of the minor variances at this time.

Comments Prepared by: Stuti Bhatt, Junior Planner

Appendix 5 – MTO

Regarding the property municipally known as 2495 Eglinton Ave W, although located within the MTO Permit Control Area for Highway 407, the subject Minor Variance will not require a Building & Land Use Permit from this office. Therefore, we have no further comments.

Comments Prepared by: Nicole Hajjar, Corridor Management Officer

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1200 Aimco Blvd, zoned E2-19 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a landscaped buffer measured from a lot line that is a street line of 0.70m (approx. 2.30ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.

- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario's Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the "Appeal process" section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A158.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a landscaped buffer measured from a lot line that is a street line of 0.70m (approx. 2.30ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 4.50m (approx. 14.76ft) in this instance.

Background

Property Address: 1200 Aimco Blvd

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-19 - Employment

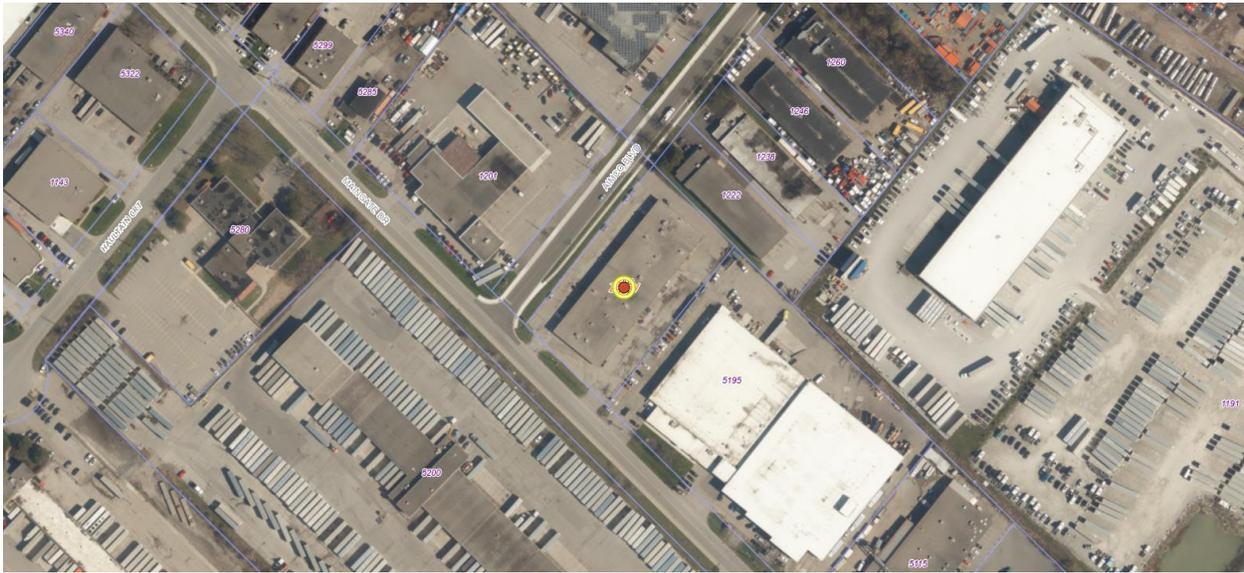
Other Applications: 21 CDM-M-25-3

Site and Area Context

The subject property is located north-east of the Eglinton Avenue East and Tomken Road intersection in the Northeast Employment Character Area (West). It is a corner lot containing a

one-storey multi-tenant industrial building. Limited landscaping and vegetative elements are present on the subject property. The surrounding area is exclusively employment lands with varying built forms on varied sized lots.

The applicant requires a variance for a reduced landscaped buffer.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Northeast Employment Area (West) and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance requests a reduction of the landscape buffer. The intent of this portion of the by-law is to ensure an appropriate buffer exists abutting all lot lines and that the on-site parking area is separate from the municipal right-of-way. Staff note the presence of an existing landscape boulevard which provides an appropriate landscaped area allowing for adequate separation from

the parking area. The proposed reduction would be consistent with other properties in the immediate area.

Given the above, Planning staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that This department has no objections to the applicant's request.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Condo Conversion permit under file 21 CDM-M-25-3. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

Appendix 3 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

Comments:

- There is a Regional watermain easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.
- Servicing Connections has been circulated related applications DI-25-013M and CDM-25003M. Further information is required with regards to releasing the easement and downloading the private side watermain to the future condominium corporation so it will become a private water service. This watermain is currently under Regional ownership and protected by a Regional easement. Current Regional practice does not operate and maintain infrastructure that only benefits one property owner, as in this case.

Comments Prepared by: Petrele Francois, Junior Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2359 Royal Windsor Dr Unit 16, zoned E2-108 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow parking and a change of use proposing:

1. 366 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 593 parking spaces in this instance;
2. 5 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 14 accessible parking spaces in this instance; and
3. A Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted use whereas By-law 0225-2007, as amended, does not permit this use on the subject property in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

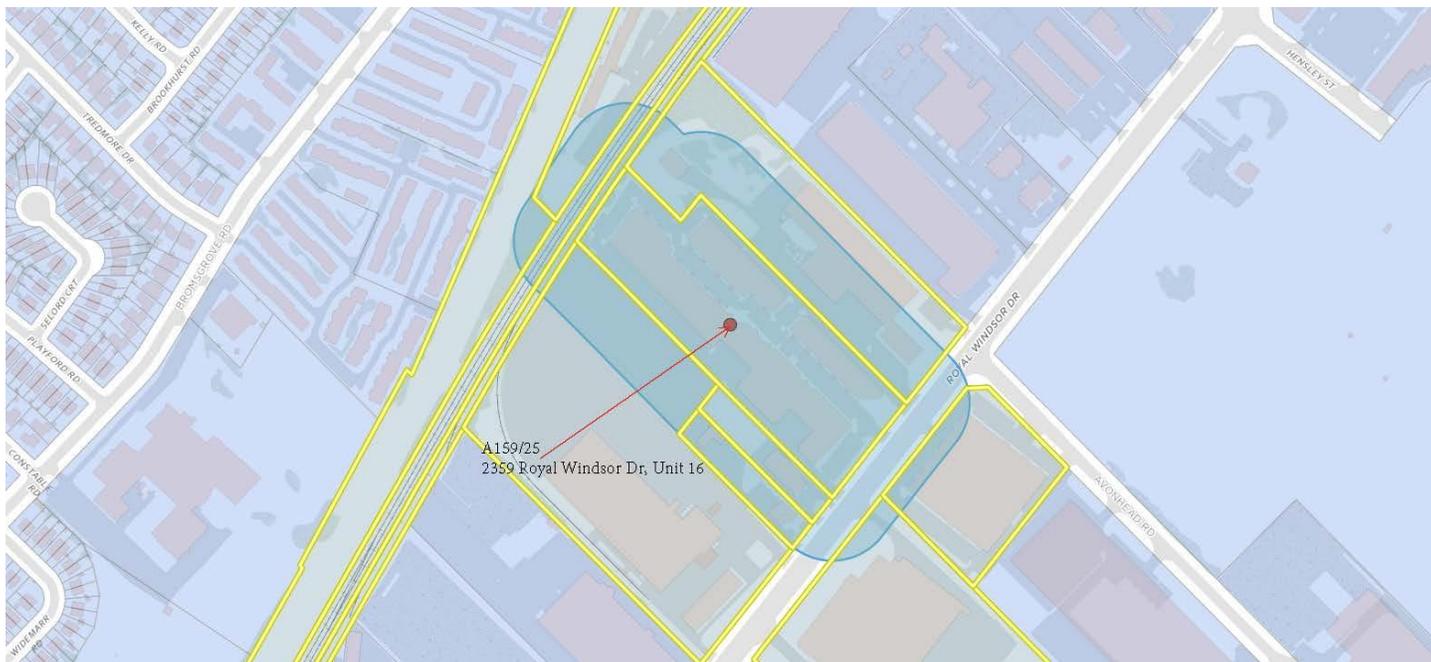
- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A159.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow parking and a change of use proposing:

1. 366 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 593 parking spaces in this instance;
2. 5 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 14 accessible parking spaces in this instance; and
3. A Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted use whereas By-law 0225-2007, as amended, does not permit this use on the subject property in this instance.

Background

Property Address: 2359 Royal Windsor Dr Unit 16

Mississauga Official Plan

Character Area: Southdown Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

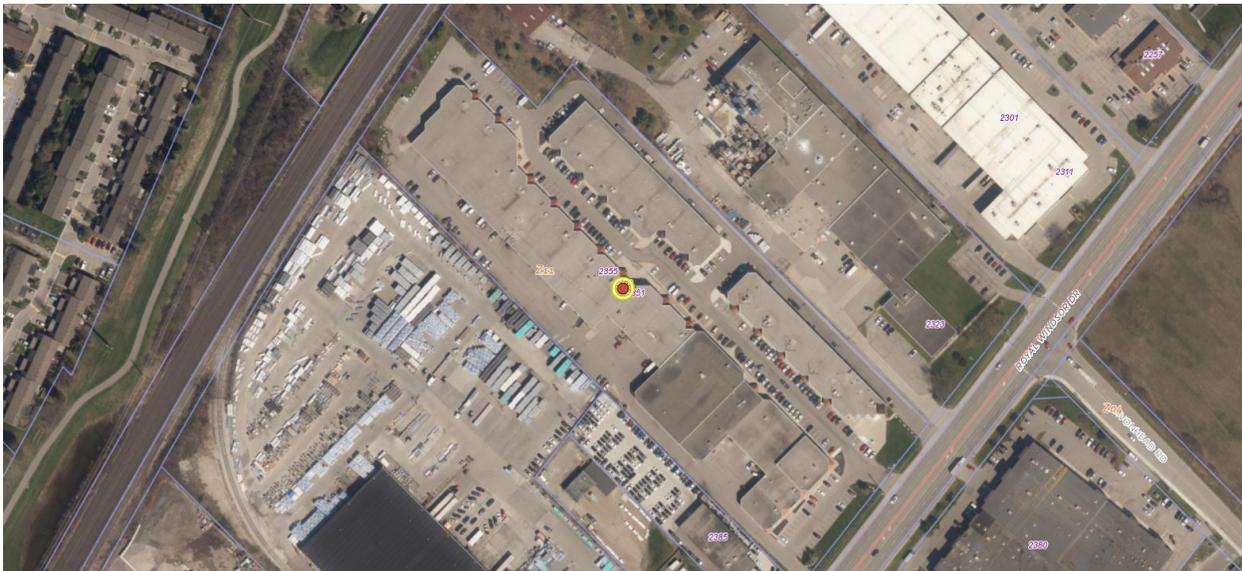
Zoning: E2-108 - Employment

Other Applications: Certificate of Occupancy under file C 25-5707

Site and Area Context

The subject unit is located within a plaza north-east of the Winston Churchill Boulevard and Royal Windsor Drive intersection. The property contains 3 buildings with employment uses. The subject property is an interior parcel possessing minimal vegetation and landscape elements. Properties within the immediate vicinity possess minimal vegetation and landscaping elements at the periphery of each parcel. The surrounding use is primarily industrial.

The applicant is proposing a Motor Vehicle Sales, Leasing and/or Rental Facility use in Unit 16 of the subject property requesting variances for the use and reduced parking.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject site is designated "Business Employment" in Schedule 10 of the Mississauga Official Plan. The Business Employment designation permits several motor vehicle related uses including service, repair, wash, and rental, however it specifically does not permit motor vehicle sales uses. The official plan only allows motor vehicle sales uses on properties with a 'Mixed Use' designation. As the use is not permitted within the official plan, staff are of the opinion that the general intent and purpose of the official plan is not maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #3 proposes 'Motor Vehicle Sales – Restricted' use whereas the use is not permitted within the E2-108 (Employment) zone. The intent and purpose of the zoning by-law is to generally limit the motor vehicle retail uses for regular cars to Commercial zones, specifically the C3 zone, with other retail uses and not in Employment zones as of right. That said, the commercial vehicle sales and rentals permitted within the E2 zone are to support the surrounding businesses regarding their commercial vehicle needs. Given the City's active decision to remove the proposed use from the permissions of the E2 zone, staff are of the opinion that the intent and purpose of the zoning by-law are not maintained.

Variances #1 and #2 propose a reduction in the parking. Municipal staff have reviewed the application and provide the following comments:

The Building Department is currently processing a Certificate of Occupancy under file C 25-5707. Based on review of the information currently available in this permit application, the variances, as requested are correct.

The proposed use results in a 38% parking deficiency on-site; or in other words 227 parking spaces. As per the City's Parking Terms of Reference (ToR) the City requires the submission of a Parking Utilization Study (PUS) to justify parking reductions of generally more than 10% from current Zoning By-law standards. A PUS was not submitted as part of this application.

Municipal Parking staff conducted a site visit on Friday, May 23rd, 2025. Staff observed a large volume of parking spaces occupied throughout the site. Without a satisfactory PUS confirming observed peak parking demands on-site, staff are unable to assure there won't be an undersupply of parking spaces on-site and that access and circulation may be compromised on the site, resulting in spillover problems for surrounding uses.

Municipal staff recommend deferring this application:

- A satisfactory Parking Utilization Study (PUS) is required to be submitted in accordance with the City's Parking Terms of Reference:
 - The consultant should confirm survey dates and times with the City's Municipal Parking section by email to ParkingStudy.Review@mississauga.ca and prior to conducting any additional parking surveys.

Planning staff are of the opinion that as staff are recommending that the use be refused; the accompanying variances related to parking to implement the use should be refused as well.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Planning staff are of the opinion that the variance requested is not minor in nature and does not represent orderly development of the subject property.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures that show the existing parking areas. We have no drainage related concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist











Appendix 2 – Zoning Comments

The Building Department is currently processing a Certificate of Occupancy under file C 25-5707. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

Appendix 3 – Metrolinx

The subject property is located adjacent of the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service. We note the specific Unit 16 is not directly adjacent to the Lakeshore West Corridor.

GO/HEAVY-RAIL – ADVISORY COMMENTS

We note that the subject site is directly adjacent to the Metrolinx GO Lakeshore West corridor however, we note that Unit 16, the unit specified for the current minor variance, is not directly adjacent to the corridor. As such, since requested variances are minor in nature and would have minimal impact on Metrolinx property (i.e. Oakville Subdivision/Lakeshore West corridor), Metrolinx has no objections to the specified variances should the Committee grant approval.

The Proponent is advised of the following: Warning: The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Should you have any questions or concerns, please do not hesitate to contact me.

Comments Prepared by: Farah Faroque, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A160.25
Ward: 8

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3060 Ridgeway Dr, zoned C3-1 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a food retail store proposing:

1. 48 seats inside the premises whereas By-law 0225-2007, as amended, permits a maximum of 6 seats inside the premises in this instance; and
2. A permanent outdoor patio for a retail store whereas By-law 0225-2007, as amended, does not allow a permanent outdoor patio for a retail store in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A160.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a food retail store proposing:

1. 48 seats inside the premises whereas By-law 0225-2007, as amended, permits a maximum of 6 seats inside the premises in this instance; and
2. A permanent outdoor patio for a retail store whereas By-law 0225-2007, as amended, does not allow a permanent outdoor patio for a retail store in this instance.

Background

Property Address: 3060 Ridgeway Dr

Mississauga Official Plan

Character Area: **Churchill Meadows Employment Area**
Designation: **Business Employment & Mixed Use**

Zoning By-law 0225-2007

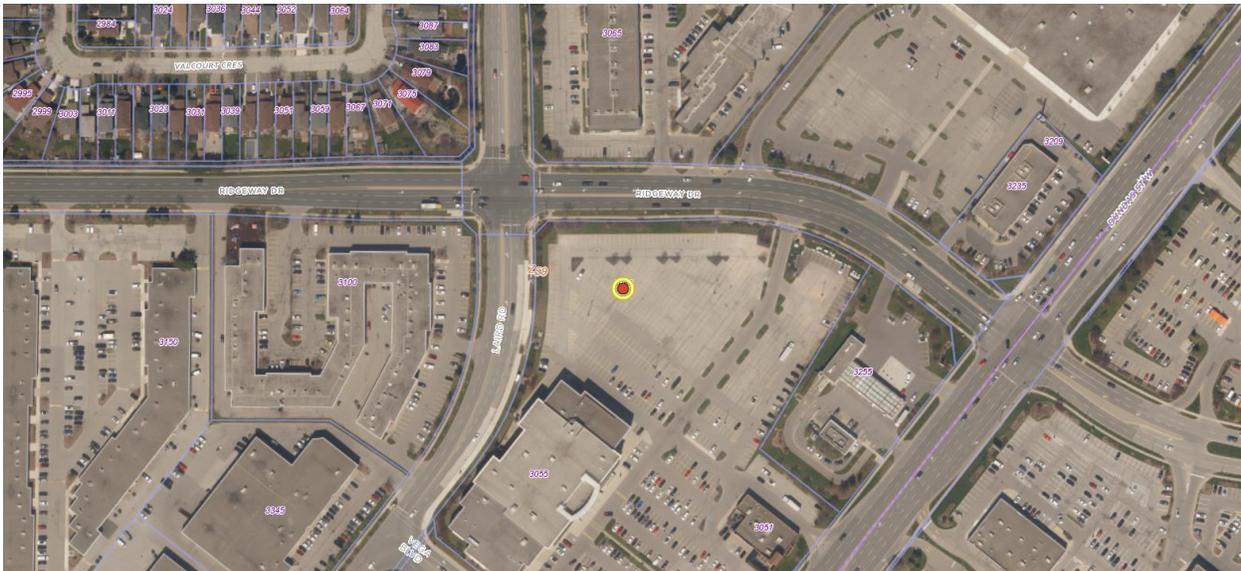
Zoning: **C3-1 - Commercial**

Other Applications: Building Permit application 25-5893

Site and Area Context

The subject property is located within the Churchill Meadows Employment Character Area, north-west of the Dundas Street West and Winston Churchill intersection. The surrounding area contains employment and commercial uses. East of Ridgeway Drive consists of primarily of two storey single detached dwellings. The subject property has received Site Plan Approval (SP 20-23) for a food retail store and is currently under construction. A fitness gym and gas station are located in close proximity to the subject property.

The application requests variances related to an increase in customer seating and an outdoor patio for customers to consume prepared meals from the approved retail store (grocery store) on the subject property.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Staff note that the property was subject to a site plan approval under file SP-23-20 for a retail store. The development planner on file for the site plan raised no concerns with the proposal at the time.

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Business Employment and Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed-Use designation permits a variety of uses, including the retail store. The purpose of the application is to permit additional seating and outdoor patio as accessory uses to the approved retail food store. Staff note that the primary use on the subject site is a retail store which is permitted by the official plan policies. The proposed patio and seating are accessory to the principle use and will not alter the site's operation. Therefore, staff are of the opinion that the application maintains the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 pertains to an increase in the indoor seating for the retail store. Variance #2 pertains to the outdoor patio for the retail store. The subject site is zoned C3-1 which permits a retail store. The proposed seating and outdoor patio are accessory to the 'Retail Store' use. The zoning by-law definition for 'retail store' permits the sale of food recognizing that the 'Retail Store' is permitted to sell food, the proposed variances support uses accessory to the principle use as of right.

Staff are satisfied that the proposed increase in seating does not alter the intent of the primary permitted use of the site. It is staff's opinion, that the additional seating is clearly accessory and subordinate to the principal retail use of the property and does not result in any adverse impacts. It is noted that the gross floor area of the retail food store is approximately 3,956 m² (42,587 ft²). The area required for the proposed seating represents a fraction of the overall GFA confirming that the additional seating can be accommodated on site and not alter intent of the primary use.

The zoning by-law permits patios as accessory to a restaurant, convenience restaurant, or take-out restaurant on the subject property. It is staff's understanding that the 'Retail Store' (grocery store) will be selling prepared food. Based on this understanding, the proposed patio would function as an accessory use to the retail store, providing customers with the opportunity to consume the purchased food on-site. Staff note there are no residential uses in close proximity to the subject property, which will mitigate potential noise concerns. Staff are satisfied that the proposed variance does not alter the primary permitted use of the site and is not anticipated to result in any negative impacts.

Given the above, staff are of the opinion that the application maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the proposed seating and outdoor patio accessory uses are components to the permitted retail use on the subject site. As such, staff are of the opinion that the application represents orderly development of the land and is minor in nature.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the area where the patio is proposed. We have no drainage related concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 25-5893. Based on the review of the information available in this application, the requested variances are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3 – Metrolinx

The subject property is located adjacent of the proposed Dundas Bus Rapid Transit (Dundas BRT) alignment.

DUNDAS BRT – ADVISORY COMMENTS

We understand that this segment of Dundas St may be redesigned as part of the City of Mississauga's current plan. It is advised to coordinate with City of Mississauga and Metrolinx should there be any works that may impact the proposed ROW of the Dundas BRT.

The subject property is located adjacent to the future Dundas Bus Rapid Transit ("BRT") alignment. The Dundas BRT project was assessed under the Transit Project Assessment Process (TPAP) in accordance with Ontario Regulation 231/08. During the TPAP, an Environmental Project Report (EPR) was prepared to assess the potential environmental impacts as a result of the Project. The Environmental Project Report was available for a 30-day review period (starting February 23, 2022 – March 25, 2022); and, on April 27, 2022, the Minister of the Environment, Conservation and Parks issued a Notice to Proceed with the municipal transit project. If the applicant wishes to find out more about the Dundas BRT project, the applicant is encouraged to visit <https://www.metrolinx.com/en/projects-and-programs/dundas-brt>.

Should you have any questions or concerns, please do not hesitate to contact me.

Comments Prepared by: Farah Faroque, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A161.25
Ward: 7

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2610 Cynara Rd, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow two sheds proposing:

1. A height for shed 1 of 3.07m (approx. 10.07ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance;
2. A maximum area of 10.84m² (approx. 116.68sq ft) occupied per accessory structure (shed 1) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00m² (approx. 107.64sq ft) occupied per accessory structure in this instance;
3. A height for shed 2 of 3.07m (approx. 10.07ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and
4. A maximum area of 10.84m² (approx. 116.68sq ft) occupied per accessory structure (shed 2) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00m² (approx. 107.64sq ft) occupied per accessory structure in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A161.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow two sheds proposing:

1. A height for shed 1 of 3.07m (approx. 10.07ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance;
2. A maximum area of 10.84m² (approx. 116.68sq ft) occupied per accessory structure (shed 1) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00m² (approx. 107.64sq ft) occupied per accessory structure in this instance;
3. A height for shed 2 of 3.07m (approx. 10.07ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and
4. A maximum area of 10.84m² (approx. 116.68sq ft) occupied per accessory structure (shed 2) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00m² (approx. 107.64sq ft) occupied per accessory structure in this instance.

Background

Property Address: 2610 Cynara Rd

Mississauga Official Plan

Character Area: **Cooksville Neighbourhood**

Designation: **Residential Low Density II**

Zoning By-law 0225-2007

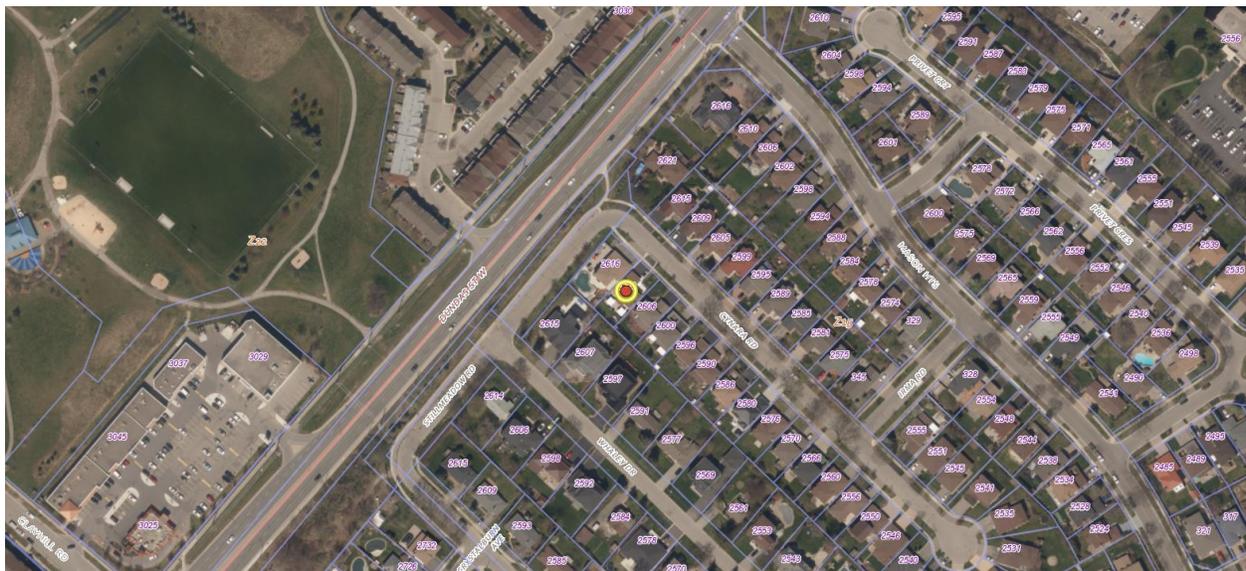
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located on the south-west corner of the Dundas Street West and Mason Heights intersection in the Cooksville Neighbourhood Character Area. It contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is mostly residential, consisting mainly of detached dwellings. Townhouse dwellings are located on the north side of Dundas Street West.

The applicant is requesting to legalize two existing accessory structures requiring variances for area and height.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Cooksville Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of the Mississauga Official Plan (MOP) promotes development) with appropriate urban form and site design, regulating that such development is compatible with the existing conditions, the surrounding context and the landscape of the character area. The structures are compatible with the surrounding area and does not pose any significant impact to the abutting properties. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The existing accessory structures on the subject site require variances to area and height.

Variances 1 and 3 relate to existing accessory structure heights. The intent of the height provision is to ensure that the structure is proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to the neighbouring lots. Staff note that the proposed height increase of 0.07m (0.22ft) for both accessory structures represents a minor deviation from what is currently permitted as of right in the zoning by-law and does not create any significant massing concerns to abutting properties. Staff are satisfied that the proposed variances are negligible numerically and will pose no impacts on abutting properties and the surround neighbourhood.

Variances 2 and 4 relate to the floor area of two existing accessory structures. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and clearly accessory while not presenting any massing concerns to neighbouring lots. The floor area exceeds the by-law by 0.84m² (2.75ft). No additional variances for setbacks have been requested which further mitigates any potential impact. Staff are of the opinion that the proposed structure remains accessory to the principle use on the lands and are satisfied that there will be no massing impacts on abutting properties. Further, staff note Transportation and Works staff have not raised any drainage related concerns and have confirmed that any drainage from the rear yard can be adequately directed to the front of the property.

Given the above, staff are of the opinion that the application maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the proposed accessory structures do not have any significant impacts on neighbouring properties and represent appropriate development of the subject lands. As such, the variances are minor in nature and result in orderly development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections to the applicant's request to allow the two existing sheds. We have reviewed our records and note that the C-14830 – Grading Plan depicts the grading information pertaining to the subject site and illustrates a catch basin in the south-west corner of the property. From our site inspection, we note that the existing catch basin is functional and all drainage from the property and some abutting properties is directed into the catch basin.

We note that there is an existing storm sewer easement (Plan 43R-4285, LT 87534) located on the property and there is a shed, which slightly encroaches into the limits of this easement. On our site inspection, this encroachment was discussed with the property owner, and they advised that they re-locate the shed slightly, so it does not encroach within the existing storm sewer easement.

In view of the above, this Department has no objections to the applicant's request.









Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted."[Enter zoning staff comments]"

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 56 Inglewood Dr, zoned R3-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing a lot coverage of 44.91% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.

- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A573.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing a lot coverage of 44.91% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

Background

Property Address: 56 Inglewood Dr

Mississauga Official Plan

Character Area: Mineola Neighborhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

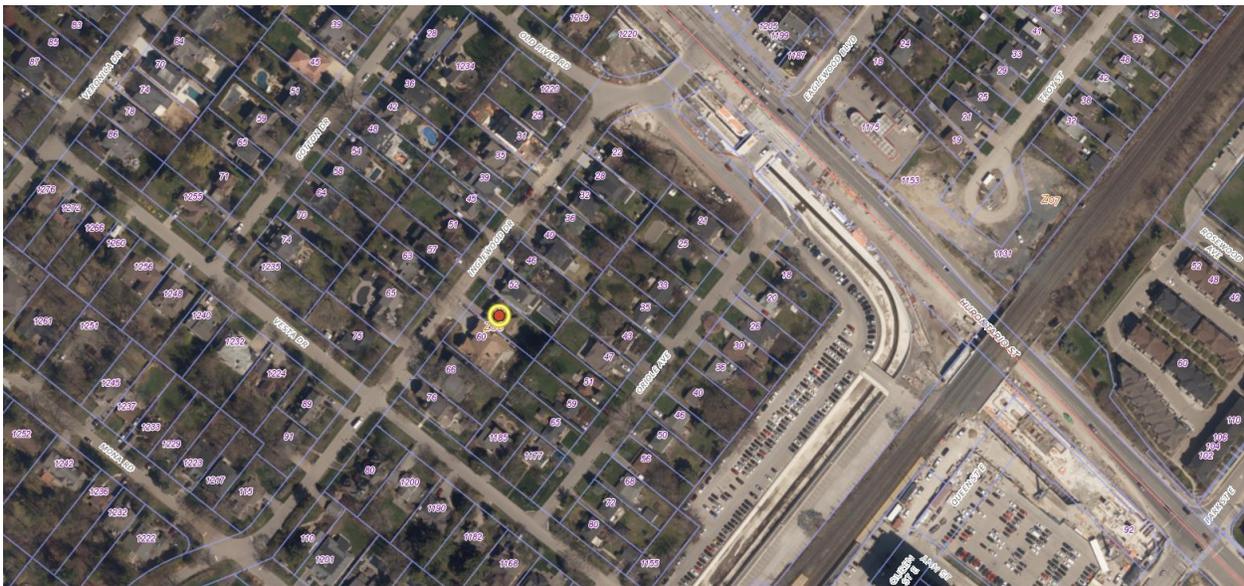
Zoning: R3-1 - Residential

Other Applications: None

Site and Area Context

The subject property is located west of the Hurontario Street and east of Queen Street in the Mineola Neighbourhood. It has a lot frontage of +/- 15.24m (50.0ft), a lot area of +/- 696.88m² (7501.15ft²), and currently contains a one-storey detached dwelling with an attached garage. Limited landscape elements are present in both the front and rear yards. The surrounding context includes one and two-storey detached dwellings.

The applicant is proposing a new one-storey detached dwelling requiring a variance for lot coverage.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located in the Mineola Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits only detached dwellings in this instance.

The subject application was before the Committee of Adjustment on February 27, 2025, for an identical variance. Staff had recommended support of the application; however, the application was deferred for redesign to mitigate the massing impacts of the rear covered porch.

The applicant has since redesigned the proposal to remove the sloped roof from the rear porch and has replaced it with a flat roof. Staff note that the dwelling's footprint remains 34.9% of the total lot coverage in this instance, which is under the maximum permissible lot coverage of 35%. The front porch adds an additional 1.72% and the rear covered porch represents 8.29% of the total proposed lot coverage. Staff are of the opinion that the increase can be entirely attributed to the porches, which are primarily a one-storey open structure. The redesign to a flat roof further mitigates the massing impacts.

Staff are satisfied that the increase in lot coverage does not represent an overdevelopment of the lot. Furthermore, the proposed coverage represents an appropriate balance between the existing and planned character of the area in this instance.

Given the above, Planning staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments for the February 27, 2025 hearing, we are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at servicingconnections@peelregion.ca.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1258 St. Mary's Ave, zoned R3-75 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A height of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 35.5% of the lot area whereas By-law 0225-2007, as amended permits a maximum lot coverage of 35% of the lot area in this instance;
3. A side yard measured to the second storey of 1.38m (approx. 4.53ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a second storey of 1.81m (approx. 5.94ft) in this instance; and
4. A driveway width of 6.43m (approx. 21.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A612.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as amended, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A height of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 35.5% of the lot area whereas By-law 0225-2007, as amended permits a maximum lot coverage of 35% of the lot area in this instance;
3. A side yard measured to the second storey of 1.38m (approx. 4.53ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a second storey of 1.81m (approx. 5.94ft) in this instance; and
4. A driveway width of 6.43m (approx. 21.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Amendments

The Building Department is processing Building Permit application 24-2940. Based on review of the information available in this application, we advise that following amendment is required:

Delete variance #3 (not required anymore under the amended by-law).

Background

Property Address: 1258 St. Mary's Ave

Mississauga Official Plan

Character Area: **Lakeview Neighborhood**

Designation: Residential Low Density II

Zoning By-law 0225-2007

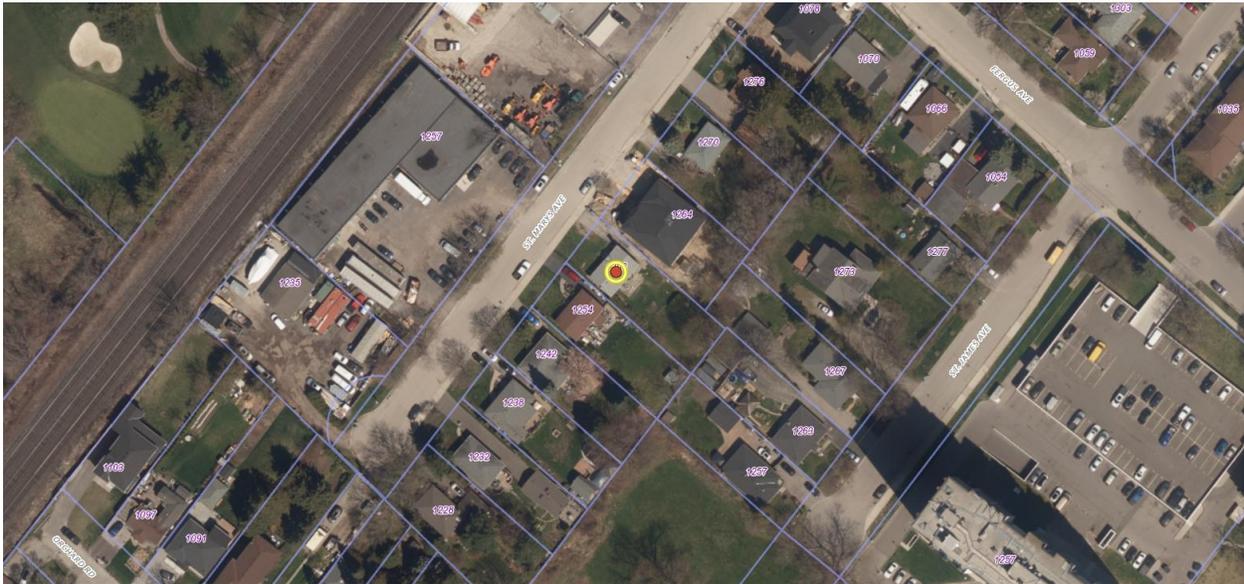
Zoning: R3-75 - Residential

Other Applications: BP24-2940

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, northwest of the Dixie Road and Lakeshore Road East intersection. The neighbourhood contains a mix of industrial, commercial and residential uses. The residential uses consist of high-density residential uses along Lakeshore Road East and one and two-storey detached dwellings with significant mature vegetation in the front, rear and side yards. The subject property contains a one-storey single detached dwelling with vegetation in the front yard.

The application proposes a two-storey detached dwelling requesting a variance for dwelling height, lot coverage, a second storey side yard setback and driveway width.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The application previously came before the Committee of Adjustment on February 27th, 2025, and May 8th, 2025. The application was originally deferred to allow the applicant an opportunity to address Planning staff concerns regarding the dwelling height. The applicant worked with planning staff to redesign the dwelling to address staff concerns.

The May 8th deferral was the result of additional variances being identified for lot coverage, driveway width and second storey side yard setback. The application however was again deferred to provide appropriate public notice for the amended application, as required under the *Planning Act*.

Staff note that the proposal has not changed since the last circulation where staff had recommended approval of the application with the amended variances. As there is no change in the proposal, staff comments remain the same. Staff are of the opinion that the application is appropriate to be handled through the minor variance process and further that the application raises no concerns of a planning nature.

Comments Prepared by: Sara Ukaj, Associate Planner

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments for the February 27, 2025 hearing, we are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-24/2940.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-2940. Based on review of the information available in this application, we advise that following amendment is required:

Delete variance #3 (not required anymore under the amended by-law).

Variances #1, 2 and 4 are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Sibila Lass Weldt, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.

3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at servicingconnections@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2968 Nipiwini Dr, zoned RM1-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a new canopy over the existing deck and an accessory structure proposing:

1. An exterior side yard setback to the existing deck of 4.12m (approx. 13.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the existing deck of 4.40m (approx. 14.44ft) in this instance;
2. An interior side yard setback (west side) to the existing shed of 0.305m (approx. 1.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback (west side) to the existing shed of 0.61m (approx. 2.00ft) in this instance;
3. An interior side yard setback (north side) to the existing shed of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback (north side) to the existing shed of 0.61m (approx. 2.00ft) in this instance; and
4. A building height of the existing shed of 4.064m (approx. 14.34ft) whereas By-law 0225-2007, as amended, permits a maximum building height of the existing shed of 3.00m (approx. 9.84ft) in this instance.

The Committee has set **Thursday, June 12, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

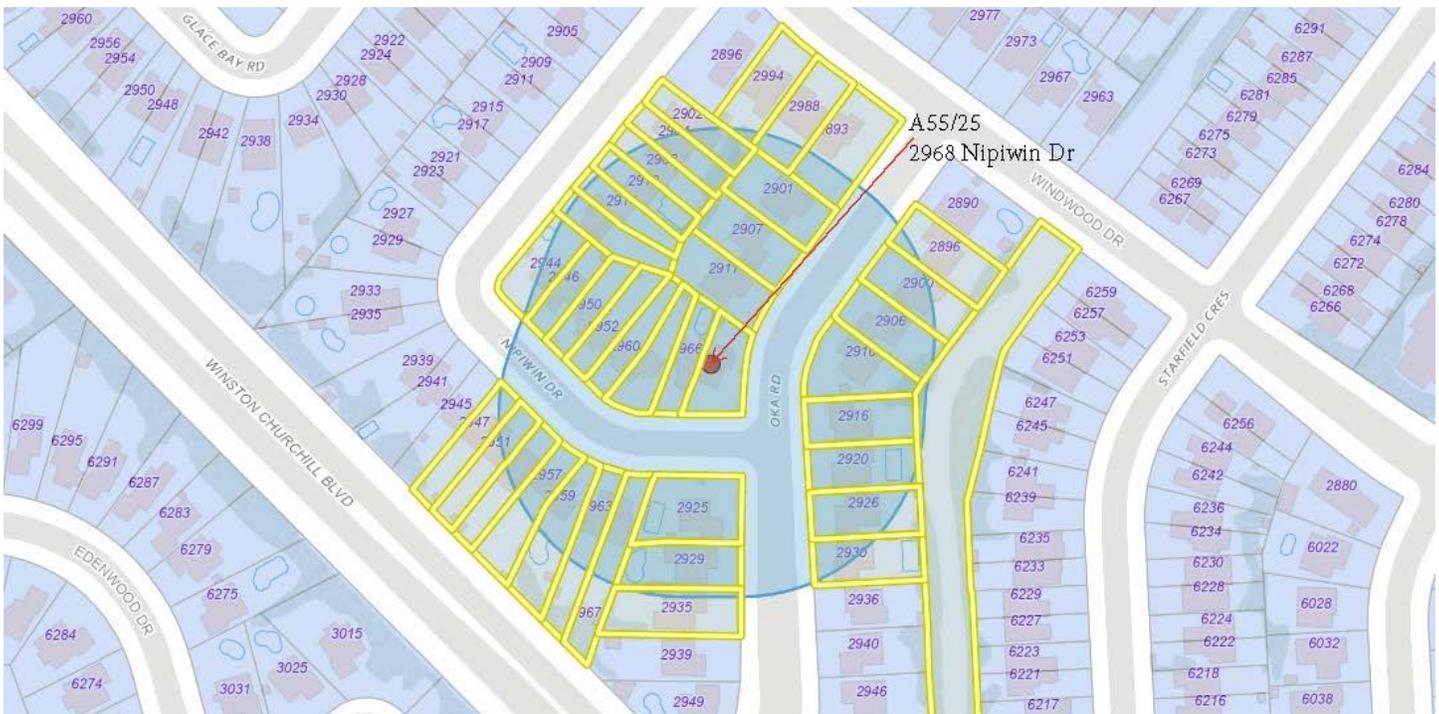
If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A55.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a new canopy over the existing deck and an accessory structure proposing:

1. An exterior side yard setback to the existing deck of 4.12m (approx. 13.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the existing deck of 4.40m (approx. 14.44ft) in this instance;
2. An interior side yard setback (west side) to the existing shed of 0.305m (approx. 1.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback (west side) to the existing shed of 0.61m (approx. 2.00ft) in this instance;
3. An interior side yard setback (north side) to the existing shed of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback (north side) to the existing shed of 0.61m (approx. 2.00ft) in this instance; and
4. A building height of the existing shed of 4.064m (approx. 14.34ft) whereas By-law 0225-2007, as amended, permits a maximum building height of the existing shed of 3.00m (approx. 9.84ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9ALT 24-5453. Based on review of the information available in this application, we advise that following amendment is required:

3. A rear yard setback (north side) to the existing shed of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback (north side) to the existing shed of 0.61m (approx. 2.00ft) in this instance;

Background

Property Address: 2968 Nipiwini Dr

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

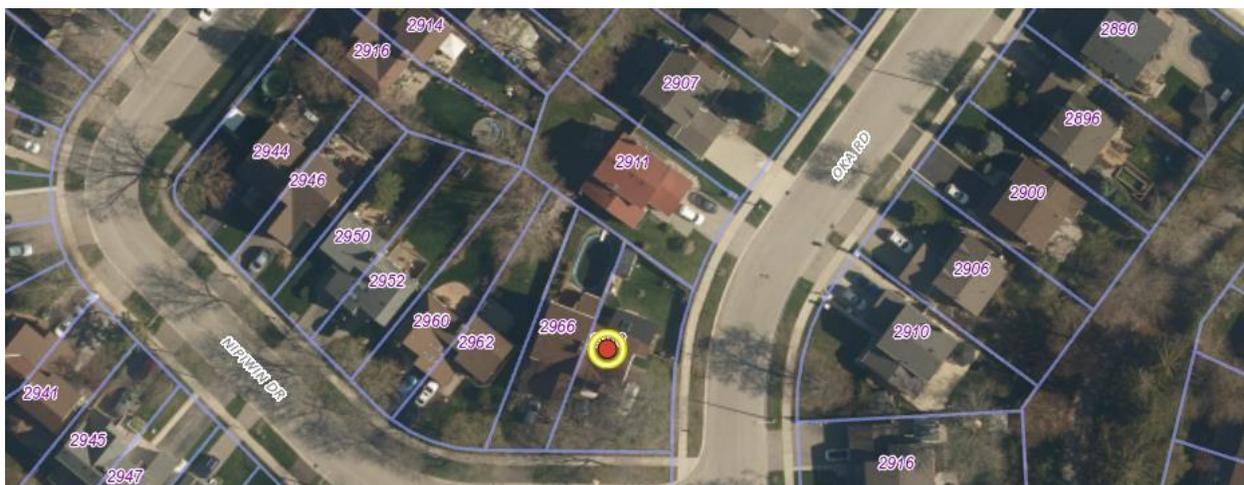
Zoning: RM1-Residential

Other Applications: BP 9ALT 24-5453

Site and Area Context

The subject property is located north-east of the Winston Churchill Boulevard and Britannia Road West intersection in the Meadowvale Neighbourhood Character Area. It has an approximate lot area of +/- 485.93 m² (5227.00ft²). The interior lot contains a two-storey semi-detached dwelling with an attached garage and limited vegetation exists on the subject property. The neighbourhood is primarily residential, consisting of detached and semi-detached dwellings on varied lot sizes.

The applicant is proposing the construction of a canopy over the existing deck and an accessory structure requiring variances for height and interior and exterior side yard setbacks.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject application previously came before the Committee of Adjustment on May 3rd, 2025. The application was originally deferred to address outstanding variances related to the existing accessory structure on site. The additional variances outlined by the applicant include accessory structure height and rear and side lot line setbacks.

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Residential Low Density II on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposal represents a residential development that is in line with the designation. Staff are satisfied that the reduced side yard will not negatively affect the surrounding community. Staff are of the opinion that the proposal maintains the general intent and purpose of the official plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Staff comments pertaining to Variance #1 related to the proposed exterior side yard setback remain unchanged from the previous hearing on May 3rd, 2025.

Variances #2-3 request a reduced interior side yard measured to an existing shed. Side yard regulations are to ensure there is a sufficient buffer between structures on abutting properties. Given the size and height of the shed complies with the zoning by-law, staff are satisfied that the reduced setback to the shed will not negatively impact the abutting property and that there is sufficient space for maintenance of the existing shed.

Variance #4 requests a variance for the height of an existing shed. The shed meets the area requirements for an accessory structure. Accessory structure height is measured to the peak of a sloped roof. The proposed height will not create any massing impacts. Staff have no concerns with the shed and are satisfied that the required variance will not negatively impact abutting residential properties.

Staff are satisfied that the variances maintain the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Planning staff are of the opinion that the proposal development represents the appropriate development of the subject property. The proposed variances, both individually and collectively, are minor in nature and are not expected to create undue impact on abutting properties or the streetscape.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices**Appendix 1 – Transportation and Works Comments**

We note that the Transportation and Works Department has no objections to the existing deck and new canopy as it does not impact or alter the existing grading and drainage pattern for this property.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9ALT 24-5453. Based on review of the information available in this application, we advise that following amendment is required:

3. A rear yard setback (north side) to the existing shed of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback (north side) to the existing shed of 0.61m (approx. 2.00ft) in this instance;

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Gary Gagnier; Acting Supervisor, Zoning

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician